

May 17, 2023

*FOR LEASE*  
**THE GALLERY ON NICOLLET**

12301 SOUTH NICOLLET AVE, BURNSVILLE, MN 55337



**PRESENTED BY:**

Tom Dunsmore, SIOR

651.775.4282

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# OFFICE FOR LEASE THE GALLERY ON NICOLLET

12301 South Nicollet Ave, Burnsville, MN 55337



## OFFERING SUMMARY

Building Size:	256,075 SF
Available SF:	859 - 1,508 SF

## SPACES

100	\$3,200 per month	1,508 SF
101	\$1,950 per month	968 SF
103	\$1,950 per month	965 SF
104	\$1,800 per month	859 SF
105	\$1,800 per month	859 SF
106	\$1,800 per month	859 SF
107	\$2,500 per month	1,355 SF

## LEASE RATE

## SPACE SIZE



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# OFFICE FOR SALE/LEASE THE GALLERY ON NICOLLET

12301 Nicollet Ave S, Burnsville, MN 55337



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12301 South Nicollet Ave, Burnsville, MN 55337

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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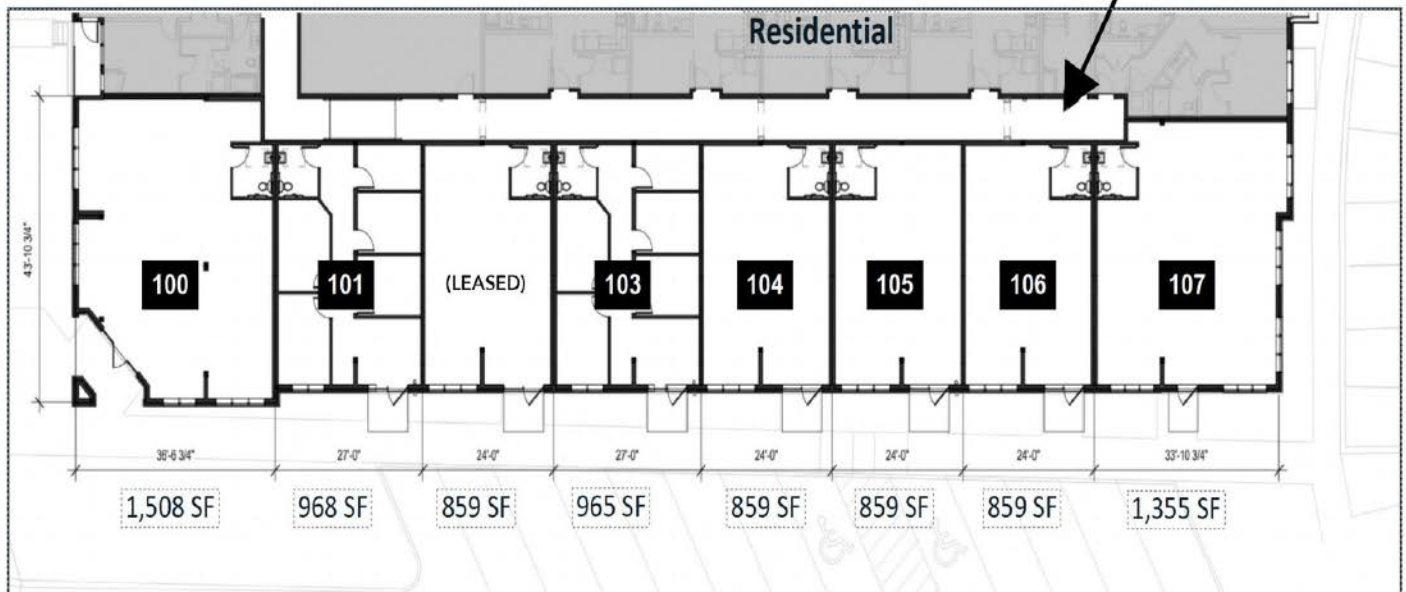
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## OVERVIEW



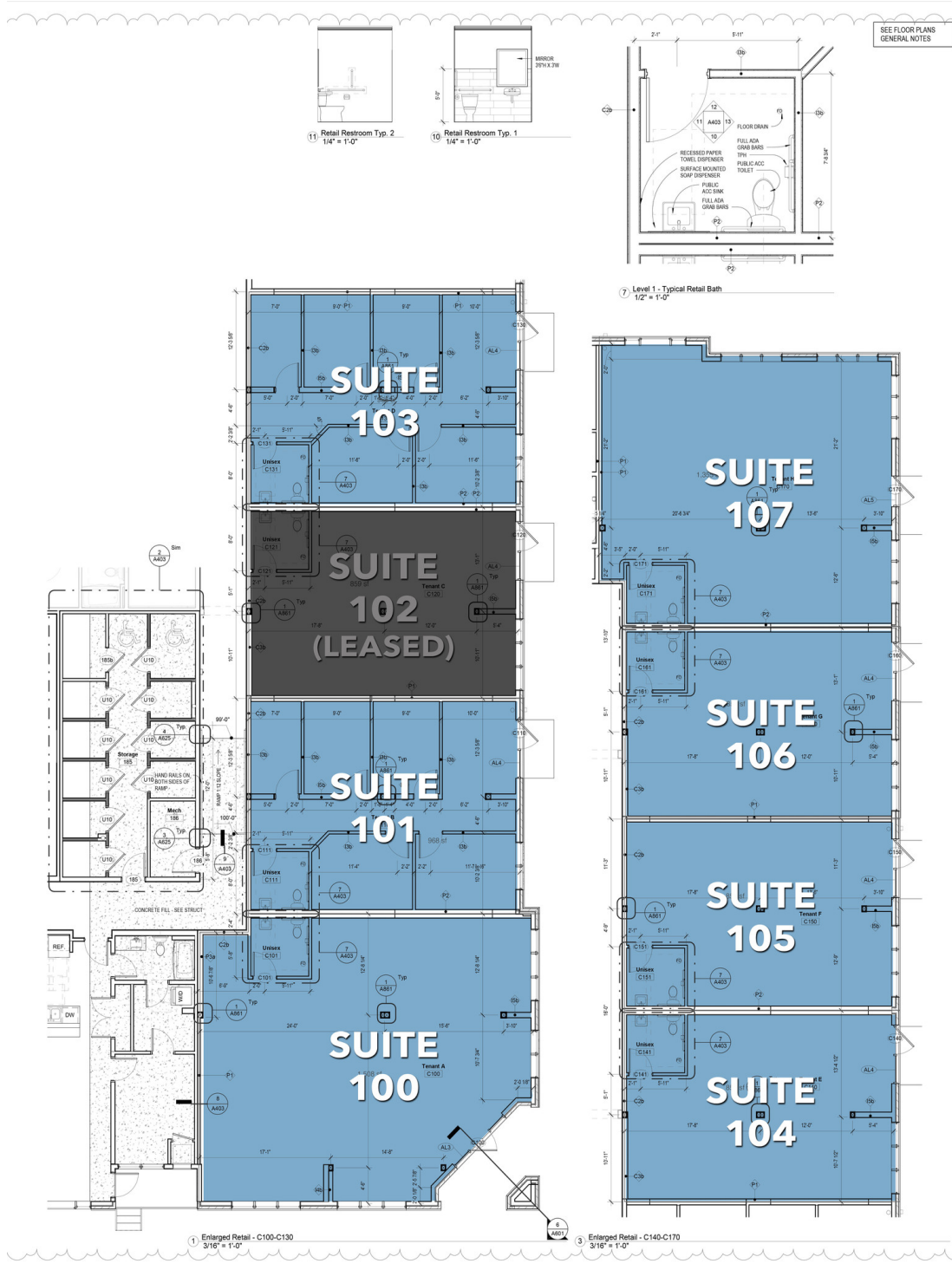
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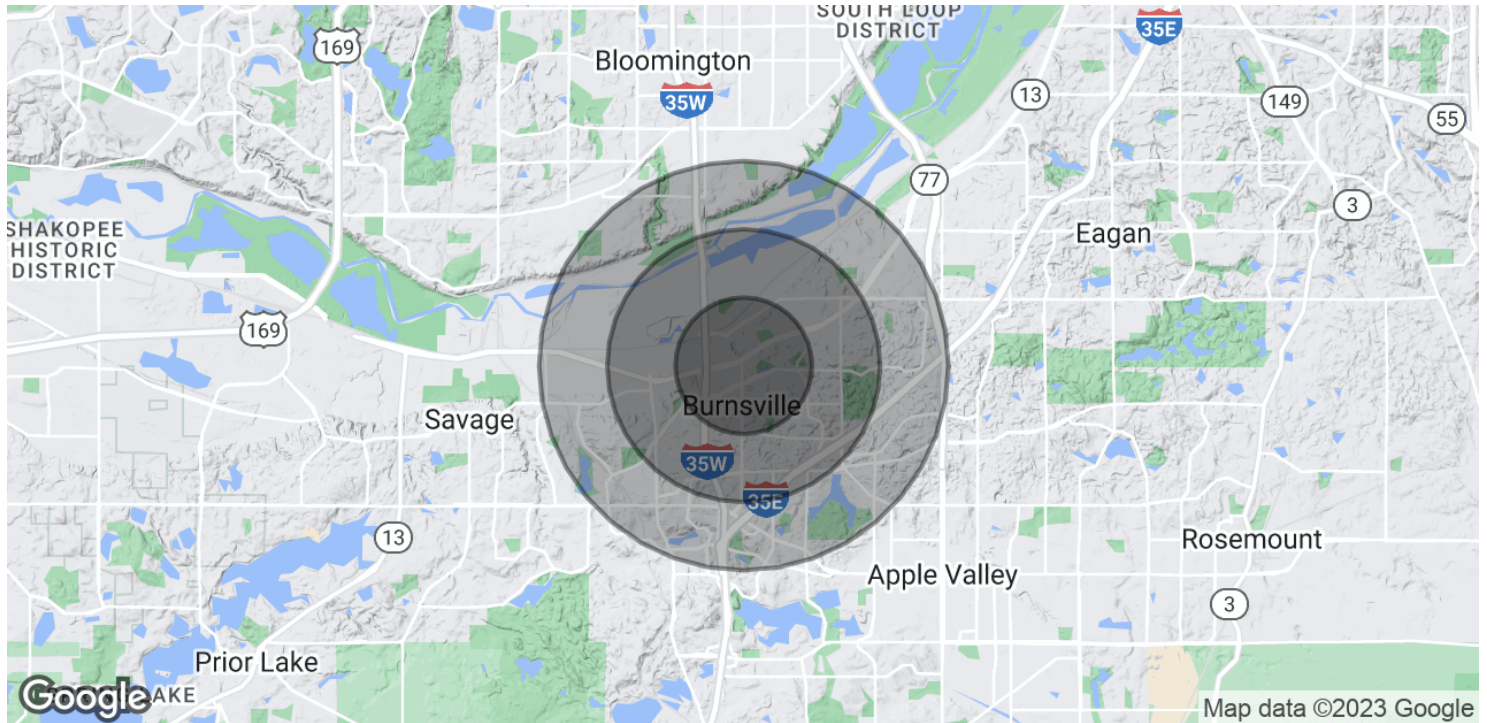
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,645	28,900	66,205
Average Age	42.4	37.4	39.0
Average Age (Male)	41.7	36.4	39.0
Average Age (Female)	42.0	38.4	39.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,009	11,899	26,683
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$71,010	\$83,686	\$91,699
Average House Value	\$226,185	\$238,406	\$260,643

\* Demographic data derived from 2020 ACS - US Census

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